



BOROUGH OF STATEN ISLAND
COMMUNITY BOARD 3

655-218 Rossville Avenue, Staten Island, N.Y. 10309

Telephone: (718) 356-7900 Fax (718) 966-9013

Website: www.nyc.gov/sicb3

GENERAL BOARD MEETING

MINUTES

March 25, 2014

The next monthly General Board Meeting of Staten Island Community Board #3 will be held on Tuesday, April 22, 2014 at the **CYO/MIV COMMUNITY CENTER AT MOUNT LORETTO**, 6451 Hylan Blvd., Staten Island, N.Y. 10309 at 7:30 p.m. The full calendar of meetings and agendas can be viewed at www.nyc.gov/sicb3.

The Agenda for the General Board Meeting will be as follows:

- 1. Attendance**
- 2. Community Contact Session**
- 3. Minutes**
- 4. Officer's Reports**

Chairman of the Board	Frank Morano
1 st Vice Chairman	John Donohue
2 nd Vice Chairwoman	Phyllis Catania
3 rd Vice Chairman	Thomas Barlotta
Treasurer	Diane Peruggia
Secretary	Frank Contrera
- 5. District Manager's Report**

Charlene Wagner

- 6. Committee Reports**

Budget	Danny Venuto
Environmental	Patricia Maresca
Ethics, Rules, Bylaws & Regulations	Frank Contrera
Land Use, Planning and Zoning	Thomas Barlotta
Parks and Recreation	Thomas Zablocki
Quality of Life	Patricia Conway – Harold Kozak
Traffic and Transportation	Frank Contrera
- 7. Old Business**
- 8. New Business**
- 9. Adjournment**

Please note: All Committee Chairmen MUST submit written reports at least one week prior to the regular Board Meeting. If you are unable to attend the meeting, please notify the District Manager or Chairman at (718) 356-7900.

ATTENDANCE

Members Present

Barlotta, Thomas
Canlon, Edward
Centineo, Philip
Coghlan, Robert
Contrera, Frank
Conway, Patricia
DeRosa, Frank
DiPilato, Michael
Donohue, John
Farag, Sherif
Fehling, George
Geary, Jeffrey
Goldman, Jerry
Iervasi, Celia
Klingeale, Albert
Kozak, Harold
Maresca, Patricia
Morano, Frank
Napoli, Helen
Peruggia, Diane
Pistilli, James
Rapaglia, Mario
Sansone, Maribel
Venuto, Danny

Members Absent

Ajello, Daniel
Cappucci, Charles
Cassese, John P.
Catania, Phyllis
Donahue, Patrick
Felicetti, John
Lauria, Verna
McKeon, Dennis
Morano, Frank P.
Rosenfeld, Wayne
Zablocki, Thomas

Community Board Staff Present:

Charlene Wagner, District Manager
Stacey Wertheim, Community Coordinator

Guests:

Paul Duffy, representing Governor Andrew M. Cuomo
Lisa Grey, representing New York State Senator Andrew J. Lanza
Kevin Elkins, representing NYC Comptroller Scott M. Stringer
Paul Marrone, representing Assemblywoman Nicole Malliotakis
Marie Carmody-LaFrancesca, representing Borough President James Oddo
Frank Rapaciulo, representing Councilman Vincent Ignizio
Lorraine Scanni, representing Councilman Steven Matteo
Dee Vandenburg, President, Staten Island Taxpayer's Association Inc.
Officer Katrina Selkirk, NYPD 122pct.
Lindsay Einhorn, Project Manager Staten Island - World Cares Center
Edward Hill, NYC Mayor's Office to Combat Domestic Violence
Carimais Johnson, NYC Civilian Complaint Review Board
Patrick Ryan, NYC Build It Back Program
Deborah Morris, NYC Department of Housing Preservation & Development
Jennifer Sage, Sage and Coombe Architects
John Williams, MKW & Associates LLC
Janine Materna, President, Pleasant Plains Prince's Bay Richmond Valley Civic Association

PUBLIC CONTACT SESSION

NYPD New York City Police Department

Police Officer Katrina Selkirk, Crime Prevention 122pct.

- GreenDot MoneyPak cards are legitimate products when used for the right purpose.
- The cards can only be bought with cash; consumers never need to disclose their personal or financial information to a retail cashier or to make a payment.
- The GreenDot MoneyPak scammers ask for funds to be wired to them, MoneyPaks have the added benefit of the scammer not having to show up at an office to claim the funds. Anyone with the 14-digit number found on the back of the MoneyPak card can drain the card of funds.
- Victims are instructed to buy Green Dot MoneyPak cards, load the amount of the so called fine or other money owed onto the card and then provide the number on the back of the card to the scammers, who will then drain the funds from the card.
- Be suspicious of the following:
 - Callers who demand immediate payment for any reason.
 - Never give out personal or financial information to anyone who emails or calls you unsolicited.
 - Never wire money, provide debit or credit card numbers or GreenDot MoneyPak card numbers to someone you do not know.
 - Utility companies and government agencies will not contact you demanding immediate payment by MoneyPak.

World Cares Center - Disaster Response Trainings

Lindsay Einhorn, Project Manager Staten Island

- World Cares Center (WCC) is a community based non-profit providing targeted, specialized trainings to local leaders, community members, and emergency managers. Being New York based, it is important that we continue to provide valuable educational programming in our own communities. Our goal is to empower and develop resiliency at the local level to ensure that everyday citizens are able to properly prepare for and safely respond to emergencies.
- We have a number of specialized trainings, all of which are free of charge.
 - Disaster Volunteerism Series
 - Youth Programming
 - Leading and Managing
 - Disaster Response Volunteer Skills
- For more information visit www.worldcares.org

NYC Office of the Mayor - Office to Combat Domestic Violence

Edward Hill, Executive Director of Outreach and Strategic Coordination

- The Mayor's Office to Combat Domestic Violence (OCDV) oversees the citywide delivery of domestic violence services, develops policies and programs, and works with diverse communities to increase awareness of domestic violence. OCDV works with City agencies, community based and advocacy organizations, local leaders, and service providers to expand access to services citywide for victims and their children to receive the help that they need.
- Programs provided by OCDV:
 - New York City Family Justice Centers
 - Domestic Violence Response Team (DVRT)
 - Healthy Relationship Training Academy
 - Fatality Review Committee
- The primary program operated on Staten Island is the Domestic Violence Response Team. DVRT provides rapid response to high-risk cases by facilitating interagency coordination and collaboration to effectively meet the service and safety needs of clients. DVRT seeks to preventatively reduce the incidence of homicide and develops recommendations to enhance and streamline the delivery of City services to domestic violence victims. Currently, DVRT is accepting referrals for victims of domestic violence and elder abuse who live in or had an incident occur in Staten Island.
- A new Family Justice Center will be opening on Staten Island fall of 2015.
- NYC DV Hotline 1-800-621-4673 or visit www.nyc.gov/domesticviolence

NYC Civilian Complaint Review Board

Carimais Johnson, Manager of Community Outreach

- The NYC Civilian Complaint Review Board (CCRB) investigates and mediates complaints from the public about misconduct by NYPD officers. They are independent and impartial and not part of the Police Department.

- The CCRB handles four types of complaints:
 - Excessive or unnecessary force.
 - Abuse of authority
 - Discourtesy
 - Offensive Language
- Hotline 1-800-341-2272 or visit www.nyc.gov/ccrb

NYC Build it Back Program

Patrick Ryan, Director of External Affairs Staten Island, Mayor's Office of Housing Recovery

Deborah Morris, NYC Department of Housing Preservation & Development

Director of Resiliency Planning, Planning Marketing and Sustainability

- Build it Back (BIB) is funded with approximately \$648 million in Federal disaster recovery funds including an initial \$1.77 billion in Community Development Block Grant-Disaster Recovery. Allocations are through the Department of Housing and Urban Development.
- As of today, six (6) people have completed and signed their grant agreement and construction will begin on their homes April 1st, 2014.
- Build it Back is the program responsible for getting housing recovery money, delivered to the state in the form of federal Community Development Block Grants, to homeowners. The plan gives qualifying homeowners the options of rebuilding, repairing, elevating, or selling their homes.
- There are (5) different option plans depending on the level of damage under the Build it Back Program:
 - Repair
 - Repair with elevation
 - Rebuild
 - Reimbursement
 - Acquisition
- The BIB rebuild option is broken down into (2) parts:
 - City selected developer; The Bluestone Organization, streamlined with (10) pre-approved designs, budgets, contractors, and guarantees performance.
 - Choose your own contractor; City must review owner's proposed design, budget, architect, and contractor prior to providing funds for construction.
- Further analysis of homes destroyed by Hurricane Sandy concluded that the lot sizes of most homes are extra narrow, 20'-25' in width and 60'-100' in depth, which is not compliant with current zoning. The only options for zoning relief are:
 - Not to rebuild properties
 - Pursue another text amendment similar to the one passed in 2013
 - Board of Standards and Appeals "BSA" special permit process; The city is seeking to file a BSA "Cluster" application on behalf of small lot homeowners
- After numerous conversations with the elected officials, it was advised not to pursue another text amendment. BIB has worked collaboratively with BSA and the NYC Department of Buildings over the last several months and worked out a geographic "**cluster process**" for Great Kills and Tottenville that will be more efficient than a traditional applicant would experience.

Discussion on Presentation

QUESTION: Is there another process to use without going through the Board of Standards and Appeals (BSA) and what would that process be?

ANSWER: *Currently the administration is looking into other options which include state legislation and Mayoral Executive Order. It will be a City Hall decision.*

QUESTION: Where do the funds come from and does lot size matter in the formulation?

ANSWER: *Congress passed the Disaster Relief Appropriations Act in 2013. Sixteen billion dollars has been released to the NYC Department of Housing Preservation & Development (HUD). They will distribute funds to the affected jurisdictions. We cannot speak for HUD but we do not think lot size matters.*

QUESTION: How is the dollar amount spent on an individual homeowner determined how if lot sizes vary, and is there a cap on the dollar amount spent?

ANSWER: *The homeowner is not a recipient of a dollar amount they are a recipient of a home. It depends on eligible square footage. There is a square footage cap, but we do not know figures. Homes will be move-in ready.*

QUESTION: Can you explain what eligible square footage is, and does the entire home qualify or just a part?

ANSWER: *The only debatable part of eligible square footage is whether a basement would qualify, and if it is considered habitable legal square footage. FEMA has some regulations on what can and cannot be built in a flood zone. If it was considered a legally habitable basement on the certificate of occupancy it will be used in the square footage calculations. We will try and give a homeowner what they had or slightly larger. Corrections will try to be made to homes that were not compliant with zoning regulation pre-Hurricane Sandy.*

QUESTION: Is the Department of Buildings (DOB) on board with allowing BSA to give special waivers, and will those special waivers being granted to homeowners who are not part of the BIB program?

ANSWER: *We have been working very closely with the DOB and they understand our process and will be accepting waivers for these properties. Build it Back properties will have sprinklers in their homes if it is required to have them. We are working with other agencies, particularly with Department of Transportation, to improve the infrastructure where possible. We are trying to coordinate their reconstruction of numerous streets on Staten Island. If DOT is going to raise the grade, open up the street and putting in infrastructure, we want houses to coordinate with that. The only homes eligible for the BSA waiver are homes in the Build it Back program.*

QUESTION: Community Board #3's main concern will be homeowners who are not part of BIB program going before Board of Standards and Appeals for special waivers to build. From past experience, when BSA approves a waiver, others applicants can use a past approval as a precedence to receive a waiver themselves citing they will build consistent with the character of the community. What will be done to address this?

ANSWER: *It is a concern that is understood.*

QUESTION: Is there a cutoff date to apply for Build it Back?

ANSWER: *The BIB registration period closed on October 31, 2013.*

QUESTION: If you are in the BIB program can you choose your own contractor or do you have to use the designated developer, Bluestone Organization?

ANSWER: *There are two options in BIB, the designated developer and choose your own.*

QUESTION: Has any consideration been made to building the homes back as semi-attached as opposed to the original footprint to gain more space?

ANSWER: *In an R3 and Low Density Growth Management District you would need (3) properties next to each other to build a semi attached home to meet the minimum lot width requirement. Not many properties are next to each other which are rebuilds. If the home was attached pre-Hurricane Sandy then it will be rebuilt the same way. The only other option would be to build mother-daughter style homes. Square footage will try to be maintained in the rebuild process.*

QUESTION: Why hasn't the city purchased the properties and homes in the BIB program and restore it back to its natural state.

ANSWER: *All buyouts need to be voluntary. If the cost to repair a house is half the value of the house or more, they have the option to sell their home to the government. The acquisition has two options, buyout, and acquisition.*

- *Buyout option: New York State will buy your property, and it will remain natural space forever. Two neighborhoods on Staten Island, Oakwood Beach, and Ocean Breeze will be eligible for this type of buyout.*
- *City Acquisition option is based on how much damage you had. You have the option of selling your home back to the state and walk away. The city can then sell the property to be built upon.*

QUESTION: How will Build it Back and BSA respond to the homes that are "legally non-compliant" and not in the BIB program and can we have these home "grandfathered" so they too do not have to go through the NYC Buildings Department?

ANSWER: *BSA is their own independent discretionary body and they can choose to approve or disapprove any waiver. BIB is pursuing special permits #6492 which is specifically tied to storm recovery and storm resistant construction. We hope BSA looks favorable upon these permits but we do not know the legalities of this problem.*

NYC Parks Department: Presentation - Conference House Pavilion Reconstruction Project

Kevin Quinn, Director of Architecture for the NYC Parks Department

Jennifer Safe, LEED AP, Sage and Coombe Architects

John P. Williams, Landscape Architect, MKW & Associates, LLC

- New 4,200 square foot pavilion will be raised and sit on pilings to meet the area's new flood plain elevations.
- New catch basins have been installed to resolve the drainage issues.
- Creation of a new amphitheater space. The amphitheater steps will be used for outdoor seating.
- The pavilion will be outfitted with removable canvas sails which can be used to cut down on wind and rain.
- Once the construction design and bidding process is complete, the pavilion will be completed within 30 months.
- After completion, the structure, which can hold approximately 300 people, can be used for concerts, weddings and other events.

Pleasant Plains Prince's Bay Richmond Valley Civic Association

Janine Materna, President

- Expressed concerns about the quality of asphalt being used to fill potholes on Staten Island.
- The National Rubber Asphalt Association will be at the next civic association meeting which will be held on April 14, 2014 from 7:30pm to 9:00pm at the CYO Center.

MINUTES

MOTION: by Patricia Maresca “to accept the General Board Minutes of February 25, 2014”

SECOND: Mario Rapaglia

VOTE: 24-0-0

MOTION: PASSED

Chairman's Report – Frank Morano

- March 7th, 2014 - Frank Morano, Charlene Wagner and Councilman Vincent Ignizio attended a meeting with Congressman Michael Grimm in regards to the closing of the Pulaski Skyway.

1st Vice Chairperson – John Donohue

No Report

2nd Vice Chairperson – Phyllis Catania

No Report

3rd Vice Chairperson – Thomas Barlotta

No Report

Secretary – Frank Contrera

No Report

Treasurer – Diane Peruggia

No Report

District Manager's Report – Charlene Wagner

- NYPD 123pct. - Captain Matthew Harrington has been named the 123rd Precinct Commanding Officer. Captain Robert Bocchino is now 122nd Precinct Commanding Officer.
- DDC 818 Sewer Project - Residents meeting will be held on March 26th at the Woodrow Methodist Church Hall.
- Open Forum Meeting TBA - Community Board #3 will coordinate with FDNY to answer questions regarding easements and parking on private streets. All Homeowner Associations and managing agents will be invited.
- Governor Andrew M. Cuomo announced a \$7 million dollar project to reconfigure ramps near the southern end of the West Shore Expressway. Work will begin late spring 2014.

COMMITTEE REPORTS

BUDGET – Danny Venuto

Self-Explanatory

ENVIRONMENTAL – Patricia Maresca

Self-Explanatory

MOTION: by Patricia Maresca *“to send a letter of support for the Living Growing Breakwaters project on Staten Island.”*

SECOND: John Donohue

VOTE: 24 -0-0

MOTION: by Frank Morano *“to send a letter of support for the NYC Parks Department Conference House Pavilion Reconstruction Project.”*

SECOND: Thomas Barlotta

VOTE: 23 -1-0 (Jeffrey Geary)

ETHICS, RULES & BY-LAWS – Frank Contrera

No Report

LAND USE – Thomas Barlotta

Self-Explanatory

PARKS & RECREATION – Thomas Zablocki

Self-Explanatory

QUALITY OF LIFE – Patricia Conway / Harold Kozak

Self-Explanatory

TRAFFIC & TRANSPORTATION – Frank Contrera

Self-Explanatory

OLD BUSINESS

None

NEW BUSINESS

None

MEETING ADJOURNED: Frank Morano

Respectfully submitted,

Frank Contrera

Frank Contrera
Secretary